THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $389,900.00

Affiant

Subscribed and sworn to before me, this 6th day of May, 2019.

Notary Public
My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 226447 DEEDWARR
05/06/2019 01:14:13 PM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20190506-0042234

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
James C. Dolinak 306 Binkley Dr Nashville, TN 37211	New Owner	Tax Parcel ID No. 147-02-0-058.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLINE HUTCHISON, AND DANIELLE PATTON, WIFE AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JAMES C. DOLINAK, AN UNMARRIED MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 403, as shown on the map entitled Section Two, Caldwell Hall, of record in Plat Book 2900, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAROLINE HUTCHISON, AN UNMARRIED WOMAN and DANIELLE PATTON, AN UNMARRIED WOMAN, by deed from FRED CARR, MARRIED, of record in Instrument No. 20170110-0002693, dated January 6, 2017, said Register's Office.

This is improved property commonly known as: **306 Binkley Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 6 day of May, 2019.

Caroline Hutchison by Daniel Patton as attorney in fact
CAROLINE HUTCHISON
By: Danielle Patton, as Attorney-in-Fact

Danielle Patton
DANIELLE PATTON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANIELLE PATTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of May, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **DANIELLE PATTON** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **CAROLINE HUTCHISON**, as her Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2019.

Notary Public
My commission expires:_____

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022